

**MINUTES**  
**KITTY HAWK TOWN COUNCIL**  
**Monday, December 3, 2012**  
**Kitty Hawk Town Hall, 6:00 PM**

Agenda

1. Call to Order
2. Moments of Silence/Pledge of Allegiance
3. Approval of Agenda
4. Service Recognition
  - Bob Bent - Master Firefighter, 10 Years
  - Jimmy Ray Watts - Police Officer III, 10 Years
  - Joel Lunsford - Police Officer II, 5 Years
5. Public Comment
6. Consent Agenda:
  - a.) Approval of November 5, 2012 Minutes
  - b.) Revenues and Expenses Report for October 2012
  - c.) Request to Fill Police Officer Position
  - d.) Purchase of Thermal Imager Cameras
7. Items Removed from the Consent Agenda
8. Planning:
  - a.) Call for Public Hearing: Conditional Use Permit: Application for a conditional use permit to expand the existing motor vehicle service and repair business in Units I and J of the Quail Run business center at 500 Sand Dune Drive. The proposed expansion would add one service bay (with two lifts), office space, and employee bathroom in Unit K (adjoining the north side of the existing business). The business would continue to service and repair vehicles for the applicant's other business (Wild Horse Adventure Tours) and the general public. The applicant is also seeking approval to add a small vehicle rental service. A public hearing is requested to be scheduled for the January 7, 2013 Town Council meeting.
9. Reports or General Comments from Town Manager
  - a.) Recognition of Police Officer Joel Lunsford
  - b.) Compliment from Southern Shores Police Department
  - c.) Status of Debris Collection as a Result of Hurricane Sandy
  - d.) Status of Storm Damage Reimbursement
  - e.) Kitty Hawk Woods Advisory Committee Appointment
  - f.) Status of Storm Drainage Improvements
10. Reports of General Comments from Town Attorney
  - a.) Status of Acquisition of Overton Property
11. Reports of General Comments from Town Council
  - a.) Kitty Hawk's Involvement in County Wide Discussion of Beach Nourishment
12. Public Comment
13. Adjourn

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**COUNCIL MEMBERS PRESENT:** Mayor Clifton Perry, Mayor Pro Tem Gary Perry, Councilwoman Emilie Klutz and Councilman Richard Reid

**COUNCIL MEMBERS ABSENT:** Councilman Ervin Bateman

**STAFF MEMBERS PRESENT:** Town Manager John Stockton, Town Clerk Lynn Morris, Attorney Steve Michael, Planning Director Joe Heard, Finance Officer Mike Eubank, Police Chief David Ward, Fire Chief Lowell Spivey and PW Director Midgett

**1. CALL TO ORDER**

Mayor Perry called this meeting to order at 6:00 p.m. and welcomed everyone in attendance.

**2. MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE**

Following a moment of silence the Pledge of Allegiance was recited.

**3. APPROVAL OF AGENDA**

**MPT Perry made a motion to approve the agenda as promulgated. Councilwoman Klutz seconded and the motion passed unanimously, 4-0.**

**4. SERVICE RECOGNITION**

Bob Bent - Master Firefighter, 10 Years

Fire Chief Spivey said Bob joined the fire department in 1998 as a volunteer, was hired full time in November 2002, promoted to firefighter engineer in December 2005 and made master firefighter in March 2009. He serves as one of the shift supervisors and saves the town and department a lot of money in the maintenance he performs on the apparatus equipment. He also provides driver operator and pump training. He is an excellent employee and appreciates all he does.

Jimmy Ray Watts - Police Officer III, 10 Years

Police Chief Ward said he has known Jimmie Ray since 1987 when he first got in his police car in Nags Head. Jimmy started in Kitty Hawk in 2002 and is now a PO III. He is one of the veterans at the police department and does an excellent job on his shift. He thanked Jimmy for his work.

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Joel Lunsford - Police Officer II, 5 Years

Police Chief Ward said Joel started in 2007 and this is his first place to work since he graduated from basic law enforcement. It is a pleasure to have him with the town.

**5. PUBLIC COMMENT.** The General Public is invited to address the Town Council on any topic. Please sign up with the Town Clerk before the meeting and when your name is called, come forward and speak into the microphone at the podium. Please limit comments to 3 minutes.

There were no public comments.

**6. CONSENT AGENDA.** Items on the Consent Agenda are considered to be non-controversial, routine in nature or items not requiring a presentation to or discussion by the Town Council in order to consider the item(s). Any item may be removed for discussion by council or by any member of the audience who wants to hear the item presented and discussed.

**a.) Approval of Minutes.** November 5, 2012 Regular Meeting Minutes. *(An affirmative vote for the consent agenda will approve these minutes.)*

**b.) Revenues and Expenses Report for October 2012.** *(An affirmative vote for the consent agenda will acknowledge this report.)*

**c.) Request to Fill Police Officer Position.** With the retirement of Chief Ward the police department would like to begin the process of hiring a police officer at a starting salary of \$35,514.82. *(An affirmative vote for the consent agenda will approve this request.)*

**d.) Purchase of Thermal Imager Cameras.** The fire department is requesting permission to purchase two Scott Eagle thermal imaging cameras at a cost of \$11,000.00. *(An affirmative vote for the consent agenda will approve this request.)*

**MPT Perry made a motion, Councilwoman Klutz seconded, to approve the consent agenda as promulgated. The vote was unanimous, 4-0.**

**7. ITEMS REMOVED FROM THE CONSENT AGENDA**

There were no items removed from the consent agenda.

## **8. PLANNING**

a.) **Call for Public Hearing:** Conditional Use Permit: Application for a conditional use permit to expand the existing motor vehicle service and repair business in Units I and J of the Quail Run business center at 500 Sand Dune Drive. The proposed expansion would add one service bay (with two lifts), office space, and employee bathroom in Unit K (adjoining the north side of the existing business). The business would continue to service and repair vehicles for the applicant's other business (Wild Horse Adventure Tours) and the general public. The applicant is also seeking approval to add a small vehicle rental service. A public hearing is requested to be scheduled for the January 7, 2013 Town Council meeting.

**Councilman Reid made a motion to set the public hearing at the town council meeting on January 7, 2013 to consider a conditional use permit application to expand the existing motor vehicle service and repair business and add a vehicle rental business at 500 Sand Dune Drive. Councilwoman Klutz seconded the motion and it passed unanimously, 4-0.**

## **9. REPORTS OR GENERAL COMMENTS FROM TOWN MANAGER**

a.) **Recognition of Police Officer Joel Lunsford** – Manager Stockton said on the morning of November 6, 2012, Officer Lunsford noticed a silver car parked on the side of the road on Lindbergh Avenue. He exited his car to investigate the suspicious car and heard water running at 4004 Lindbergh Avenue. On further investigation he found several subjects in a hot tub on a deck at the residence. After questioning he found out the subjects did not live at the residence and as a result they were charged with trespassing and alcohol violations. Sgt. Johnson wanted to commend Officer Lunsford for his willingness to protect the properties in town and to note that he exhibits a high level of professionalism.

b.) **Compliment from Southern Shores Police Department** – The town has received another compliment Manager Stockton said and is from the Southern Shores Police Department. Chief David Kole wrote the police department was conducting a missing person's investigation in the area of Eagles Nest Lane on November 6, 2012. While conducting the search they came upon a victim floating in the canal. They requested assistance to recover the body and called on Kitty Hawk's fire department. Captain Cole Yeatts and Firefighter Joe Case were instrumental in recovering the victim and were noted by Chief Kole as being the most dedicated and professional firefighters he has had the opportunity to observe in action.

c.) **Status of Debris Collection as a Result of Hurricane Sandy** – Manager Stockton reported the town has completed the debris collection utilizing Crowder Gulf. Any further debris will be picked up by the public works department. To date the cost of debris collection disposal is \$57,485 and there will probably be additional tipping fees added to that amount.

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Councilwoman Klutz said there are still people waiting to hear from insurance adjusters and they have been told not to put their debris out until the adjuster can look at it. How long will public works continue to collect this debris?

PW Midgett replied when they put it out it will be picked up.

Councilwoman Klutz asked about the vegetative debris, especially in the Kitty Hawk Estates neighborhood.

PW Midgett said it would probably be picked up by the end of the week in that neighborhood.

**d.) Status of Storm Damage Reimbursement** – Manager Stockton said staff is working with the North Carolina Division of Emergency Management for reimbursement of any expenditures made as a result of the Hurricane Sandy. As of today the town has spent \$151,949 for labor, materials, equipment and contractual services. Andy Innis of the Division of Emergency Management said the Governor has asked for and received approval for a 21 day extension of the reimbursement request originally submitted to FEMA. Apparently the county has additional costs to submit to FEMA. Something should be known by the first of the year whether or not the town will receive any reimbursement from FEMA and if not then there is a possibility of getting reimbursement from the State.

**e.) Kitty Hawk Woods Advisory Committee Appointment** – Manager Stockton said the town received a request to select a staff member for the Kitty Hawk Woods Advisory Committee. After talking with the mayor, he notified Claudia Jones of the Department of Natural Resources that he would fill that post.

**f.) Status of Storm Drainage Improvements** – Manager Stockton said he received an email from John DeLucia of Albemarle and Associates indicating he plans to submit an application for the CAMA permit for the storm drainage improvements sometime this week. As mentioned before this is a part of the permitting process prior to proceeding with the development of plans and specifications for the application of grants.

Councilwoman Klutz said she read an email from John DeLucia that said the Division of Water Quality was not going to answer the town's specific request for emergency pumping but wanted to make a policy change which was supposed to take longer. Any word on how long is longer?

Manager Stockton replied the last information he received was that George Wood felt like the DWQ would change their policy in that regard. Evidently they have some new people in their office and they are willing to entertain that change. He did not say when but expected to receive information about that soon.

**10. REPORTS OR GENERAL COMMENTS FROM TOWN ATTORNEY**

a.) **Status of Acquisition of Overton Property** – Attorney Michael said they were contacted several weeks ago by an attorney in Raleigh. They have located approximately 14 heirs of Mr. Overton at this point in time. The attorney indicated they were going to be filing something with the court and would also send it to him but it has not been received yet. It may be one of the heirs will want to administer this estate in lieu of his paralegal. The Raleigh attorney is also apparently going to represent at least thirteen of the heirs. Everything is in a holding pattern until further notice.

Remarking on the mayor's comment about the number of heirs found, Attorney Michael said shortly after talking with Mr. Carawan, another relative was found living in Maryland. He indicated there were other heirs and he was going to send information on how to find them. In the meantime the attorney from Raleigh made contact about the other fourteen.

MPT Perry asked how close of kin does one have to be to be considered an heir?

Attorney Michael replied he could not say until he sees the information. Mr. Carawan and the other gentleman were cousins and they would be the closest. If there were other cousins who are now deceased, the children of those cousins would step into the cousin's place. That is why the number expands.

**11. REPORTS OR GENERAL COMMENTS FROM TOWN COUNCIL**

**Fire Department Christmas Decorations** - Councilman Reid thanked Chief Spivey for putting up Roseann Beacham's decorations that were donated to the department. She has passed away and this will help continue a tradition his grandchildren and others have enjoyed in the past. Santa Clause will be at the department on the 15<sup>th</sup>.

**Controlled Burn of the Foreman's Building** - MPT Perry asked when the fire department is going to burn the Foreman's building and Chief Spivey replied it will be after the first of the year. The owner asked for the extension because the property is being used to sell Christmas trees.

**Kitty Hawk's Involvement in County Wide Discussion of Beach Nourishment** - MPT Perry read aloud the following: *With the severity of the recent storm plus media reports of actual or possible beach nourishment in Rodanthe, Nags Head, Kill Devil Hills and Duck a question regarding why Kitty Hawk is not part of that discussion has been asked of me and other council members.*

*In the federal project proposed years ago, only a small portion of the southern end of Kitty Hawk starting with a taper at the Kitty Hawk trailer court through approximately 2.5 miles of Kill*



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*Devil Hills was proposed. Costs to benefit ratios requirements were insufficient to permit the central part of Kitty Hawk from any further discussion in the federal project.*

*Kitty Hawk remained outside of beach nourishment discussion until Nags Head and Kill Devil Hills asked the county for funds from the occupancy tax to commence non-federal nourishment projects. As we know, Nags Head self-funded concurrent with using county funding. Kill Devil Hills is attempting a federal reimbursement project with the expectation of using county funding up front to do the project while waiting, perhaps I should say hoping, for federal money after the project is complete.*

*The use of county nourishment funding changed the dynamics and discussion of who was entitled to use that money and at what percentage. I can assure Kitty Hawk citizens that you have been represented at all such discussions and your rights to a fair share have been safe guarded. In addition, the county commissioners have been asked to name Kitty Hawk in any future requests the county makes for federal assistance for nourishment any place in the county.*

*That said a fair share of county nourishment money comes with a heavy cost where actual nourishment is concerned. For example, under the Dare County Shoreline funding policy, all preconstruction expenses such as feasibility studies, engineering, impact statements and so forth, are borne by the municipality. Shoreline funds are then dispersed at 75% county nourishment funding, 25% town funding. All of these projects cost multiple millions of dollars and if we had the money today it would probably take at least five years before any sand could be pumped.*

*So this leaves the question I am often asked. What is the future for saving the beach in Kitty Hawk? Or, what can I do to help put Kitty Hawk in the discussion? As to the discussion, you have been in the non-federal side since 2007 through the Shoreline Management Committee. Considering the limited information presented here tonight, the future depends entirely upon whether Kitty Hawk citizens can afford to fund a nourishment project.*

*So what can you as individuals do? 1) Advise council what you are willing to fund or not fund. 2) Is a tax district similar to what Nags Head did something Kitty Hawk citizens want? 3) Let your county commissioners know if they should start building up the nourishment fund by passing the extra occupancy tax the legislature authorized. 4) Let your council, other towns and the county commissioners know if you feel additional changes to the county nourishment fund should be made to allow those funds to pay for preconstruction and nourishment projects with smaller amounts required by individual municipalities.*

*It seems to me an argument can be made that a beach in any town benefits the whole county in a positive way to bring tourists. The bulk of the nourishment occupancy tax is borne by the tourist therefore the tax money should fund nourishment where public infrastructure is involved. The beach certainly protects our roads, utilities and so forth. Furthermore, flooding of Kitty Hawk NC 12 and 158 effectively shuts down all traffic to the south end of Dare County from the*

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*northern gateway entrance. That is happening with increasing frequency. Disaster in Kitty Hawk affects all of Dare County in a negative way.*

*Finally, a couple of interesting facts with regard to any federally funded project. These were uncovered while researching the topic. 1) The cost of losing NC 12 was evaluated in terms of the construction cost of the existing roadway and associated utilities. The cost did not include consideration of economic loss resulting from inaccessibility of properties or the cost of construction of alternate roadways. 2) Tax base and associated tax revenues were not considerations. 3) Even though Kitty Hawk was a worst case scenario, we did not meet the cost to benefits ratios necessary to qualify for a federal project. Even Kill Devil Hills and Nags Head had difficulty meeting those thresholds. 4) The value of the land, not buildings, lost to erosion is considered to be the lowest cost land immediately west of the oceanfront area. The logic is that the oceanfront land value will move with the oceanfront. 5) The benefits are based on existing development patterns and cannot be sensitive to zoning issues or changes. (MPT Perry finished reading his prepared notes.)*

**MPT Perry:** *There was an awful lot more that I learned when I researched the topic. Federal comes with a lot of strings, county comes with some costly strings, and anything we do out there will cost bucket loads of money. I am open to discussion or further questions if you have any.*

**Mayor Perry:** *Those last five things mentioned were the federal requirements.*

**MPT Perry:** *Correct. Maybe not for today but they were the basis back then.*

**Klutz:** *One of the things I think could be added to the list of what people could do to further the interest of beach nourishment, if that is what they really want ... we have had votes in Nags Head and the county. The county vote was for a repeal of the sales tax the county commissioners passed and gotten approval for from the State. The repeal passed with a pretty overwhelming margin but the question that has never been asked in a referendum, and I think should be asked is, are you in favor of beach nourishment? I am still not really sure the only objection to beach nourishment is the cost of it. When I talk to people, and the people I mainly talk to are on the beach, they have many different opinions about whether beach nourishment is something they want to see. I think we could get some sort of a grass roots movement among the citizens to start a petition, which I think is all you really need if you get sufficient signatures, and put a referendum out there. Or I suppose the municipalities could request one. As I recall when we formed the committee for direct election of the mayor it only took a council vote to have a referendum put on the ballot for Kitty Hawk. If all of the municipalities requested a referendum on a county wide election maybe we could get the answer to the question. Do the people in this county want beach nourishment? I would like to know. I know they do not want to pay for it because we ... unless they have changed their minds they do not want to pay for it.*

**Mayor Perry:** *They do not want an extra tax added.*



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**MPT Perry:** *This is a public meeting so let us make sure we get the facts out there. The county has approval for an occupancy tax increase of one penny. You were talking a sales tax which is a different animal altogether and that was repealed. One of the questions I get is, is the council against beach nourishment? And the answer I think I can give, and would like to confirm tonight is ... I do not know of anyone on the council that is actually against beach nourishment. We just do not know how to pay for it. Is that a correct answer to people who ask me that question?*

**Klutz:** *Yes.*

**MPT Perry:** *Is anyone on this council against beach nourishment per se?*

**Mayor Perry:** *No, not necessarily, because I realize that NC 12 and the houses on the west side of NC 12 really ... we have to figure out some way to help save that. If we do not, we will have an ocean at US 158. But am I in favor of taxation for beach nourishment? Ad valorem taxation for beach nourishment, no, I am not, but if we can find a way to pay for it ... I think we are premature at this point until more research is done as far as taking any steps. See what the county comes up with. We know New York and New Jersey are going to deal with this same thing and I think the county is trying to get involved at the same time with legislature up there to see if they can be any help. Questions are how do you pay for it and who is going to be overseeing it. Those are my questions.*

**Klutz:** *I can say my opinion is I want what the people want in terms of beach nourishment. My personal view of it I can state fairly unequivocally is that I am against the Town of Kitty Hawk taking on debt for a beach nourishment project. I would never support that.*

**Mayor Perry:** *I agree.*

**Klutz:** *But if there was a county wide project ... I do not think we heard much in the way of objections from the public on the occupancy tax increase. Most of the realtors who were asked were in favor of it. There were a couple who were not and when they were asked why they thought all of the money was going to Nags Head. You have worked with the Shoreline Committee in terms of how the county money is going to be divvied up for beach nourishment. That discussion had not yet taken place at the time and so there was ... I think if you were to ask the people who are managing all of the rentals and the property owners, both local and from afar who have rentals on the beach, whether they support beach nourishment and the extra occupancy tax, I do not really think you would get too much of a push back on that.*

**MPT Perry:** *I know the commissioners are sensitive to this, the timing of when they enact it and when they actually pull the trigger. It is important for planning ahead, advance accommodations, reservations. Opinions towards beach nourishment have changed somewhat based upon the relative, and you can argue the point, success of Nags Head. And how it is being funded and the fact that we, working through the Shoreline Management Commission have kind of got it so one town is not going to get it all. The opinions I am getting now are not against*

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*nourishment the way they were before something had been tried. That is changing. Perhaps the occupancy tax increase is changing too. The only way we will ever be able to provide something like that is if the occupancy tax builds up enough funds and we could tap it. Then perhaps we could do something. That is the starting point for us plus being a part of any conversation that goes to the federals asking for help because Kitty Hawk is the gateway south.*

**Klutz:** *There is one other thing I think is also very important. The fact that the State law that was passed initially for the sales tax ... I think it was supposed to provide for the county's share of the cost of the federal project. When Nags Head got some of that money I think they were able to do so because Nags Head was part of the Army Corps of Engineers approved project. My recollection is Kitty Hawk was not except for the tapered area.*

**MPT Perry:** *That is correct.*

**Klutz:** *And it was never changed. There was some attempt to get another look at Kitty Hawk's requirements because initially the feedback was the Corps of Engineers only took into account the oceanfront properties which had no ... I mean most of our oceanfront properties are fairly old and are not as valuable as the oceanfront area of either Nags Head or Kill Devil Hills or many of the other towns. They were asked to look at it again but about that time the federal government started not funding beach nourishment projects and decided no new projects would be funded. All of that effort ceased. If we wanted to tap some of this money would we be able to because of the requirement it had to be an Army Corps of Engineers approved project which we do not have? Will we have to go through all of that?*

**MPT Perry:** *No. That whole conversation changed when they went away from the federal project and used the money the county had accumulated and will continue to accumulate. That changed the federal project. What Nags Head did has nothing to do with the federal project except they piggy backed onto the engineering and were able to use that information. They still had to get their own engineer but they were able to use the information and not have to go out and resurvey and do things like that. The answer to your question is the money the county has is a different pot and has different parameters. Those parameters are now dictated in the Shoreline Management fund. We can tap into those although you are still talking millions of dollars to do the engineering and preconstruction cost things. The dynamics of this whole thing has changed. The federal government, as far as that part of it, is out. One last point is the money the county was collecting was more to be able to repair than it was to do the actual project up front.*

**Mayor:** *It was to maintain, the three year repair rotation.*

**MPT Perry:** *Right. They had to have it to match or do what they had to do and that was their obligation. The federals did not come around. The whole thing changed and it is a non-federal project with non-federal money.*

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**Mayor:** *The study went on for over ten years and before the study was finished the federal government said they were not running any new projects. They continued to fund the projects they had previously funded but no new projects. I think the county is thinking of going back to the federal government and telling them they have problems here beyond what they had before. And they are talking about New Jersey and New York being in the same situation. So evidently something is going to be talked about. Whether anything will happen or not, I do not know. The only thing I have done is ask Warren Judge to include Kitty Hawk and Gary had asked that we be included when they go to Washington.*

**MPT Perry:** *That is all we can do.*

**Reid:** *I agree with what everybody has said and I think money is the major issue that people are mostly concerned about. We should piggy back and follow what the federal government does. New Jersey and New York do not have CAMA and they may have totally different regulations. South Carolina has jetties on some of the beaches and they also take old ships and sink them to start artificial reefs. My understanding is CAMA does not allow us to do any of those. I keep wondering if there are some other things we could do.*

**Mayor:** *New Jersey also has jetties and Cape May lost at least two or three blocks one time in a hurricane.*

**Reid:** *There are different environmental issues involved in each state so we will have to be careful to monitor what they are doing and see how it fits our requirements. Or maybe we need to get some changes done with CAMA.*

**Klutz:** *I would like to talk to that some Richard. I believe one of the things we are disadvantaged by in Kitty Hawk is the fact there are political opinions out of Raleigh that there will never be another ocean outfall.*

**Reid:** *And we are paying the price.*

**Klutz:** *We are paying the price. My understanding is the State had approved that for us and there was an environmental protest and they withdrew support. If we had the emergency ocean outfalls that Kill Devil Hills and Nags Head do the big advantage for us is we would not have to pump all that water out all of the time. And it takes days for that to occur. I think a lot of things have changed at the State level and maybe it is time to start looking at whether or not the State is going to be more amenable to listening to a request for an ocean outfall for Kitty Hawk.*

**Mayor:** *We were never talking about an ocean outfall that ran all the time but one that was closed off and only used when there was ocean overwash or flooding to the point it was detrimental to septic tanks and that kind of thing. It could be opened up and in a day's time get rid of it and then close it up. That was the idea.*

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**Klutz:** *There are a lot of things that make things worse in Kitty Hawk and part of it is we probably have one of the most eroded beaches. But we are always running into obstacles when we try to do something to actually prevent the situation every time there is a storm like this.*

**Mayor:** *To me it is not building a beach for people to go to. You are always going to have a beach. They quit talking to me when I made that statement but you are always going to have a beach. You just do not know where it is going to be. And it is not just about protecting a few houses on the oceanfront but it is about protecting all of the beach from US 158 to the ocean ... it is not just the oceanfront.*

**Klutz:** *And as Gary says if there is a problem in Kitty Hawk there is a problem south of Kitty Hawk.*

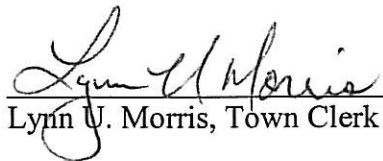
**12. PUBLIC COMMENT**

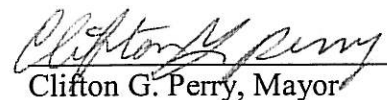
There were no public comments.

**13. ADJOURN**

**MPT Perry made a motion to adjourn. Councilwoman Klutz seconded and it passed unanimously, 4-0. Time was 6:43 p.m.**

These minutes were approved at the *January 7, 2013* council meeting.

  
Lynn U. Morris, Town Clerk

  
Clifton G. Perry, Mayor